

Chatsworth Grove, Boroughbridge Asking Price £270,000

**** NO ONWARD CHAIN ****

A well presented and spacious 3 bedroom dormer bungalow set within one of Boroughbridge's most sought after developments, featuring a spacious breakfast kitchen, single garage, and being offered for sale with vacant possession.



Foreword

Well positioned on this sought after development, providing easy access to the High Street. The property offers flexible ground floor living space, the first floor provides a further two naturally light bedrooms, and outside there is low maintenance gardens to both the front and the rear.

Accommodation

The property is entered via a panelled uPVC door into a reception hall with wood effect laminate floor, leading off to both the dining and sitting rooms which are separated by bi-folding wooden framed glass doors allowing for dual aspect living. The sitting room features an expansive bay window to the front with uPVC casement windows, a gas fire place, radiator, and TV aerial point. The dining room features double glazed uPVC doors out to the garden beyond, and has a timber open tread staircase leading up to the first floor accommodation.

Also off the reception hall is the spacious kitchen with vinyl tile flooring, fitted units to three sides with laminate worktops, and an inset stainless steel sink unit with drainboard. Featured in the kitchen are matching high and low level storage cupboards, a range cooker with 5 point gas hob, a black extractor fan with glass canopy, freestanding appliance space, and plumbing for both dishwasher and washing machine. At the side of the kitchen there is a uPVC double glazed door leading out to the garden beyond.

Bedroom one is located at the front of the property and includes uPVC casement windows and a radiator.

Completing the ground floor living space, is a wet room with vinyl flooring, wall mounted electric shower, wall mounted wash hand basin, and a low flush WC.

The first floor accommodation provides a further two bedrooms with rear aspects and is accessed via the open tread staircase from the dining room. At the top of the stairs the landing includes a built in storage cupboard which houses the gas boiler. Both bedrooms two and three include further built in eaves storage cupboards with robe hanging space.

To The Outside

The property is accessed off Chatsworth Grove and has a large tandem driveway leading to the single garage with remote control door, providing off street parking for a number of vehicles, running parallel to this is a flagged patio path leading to the property.

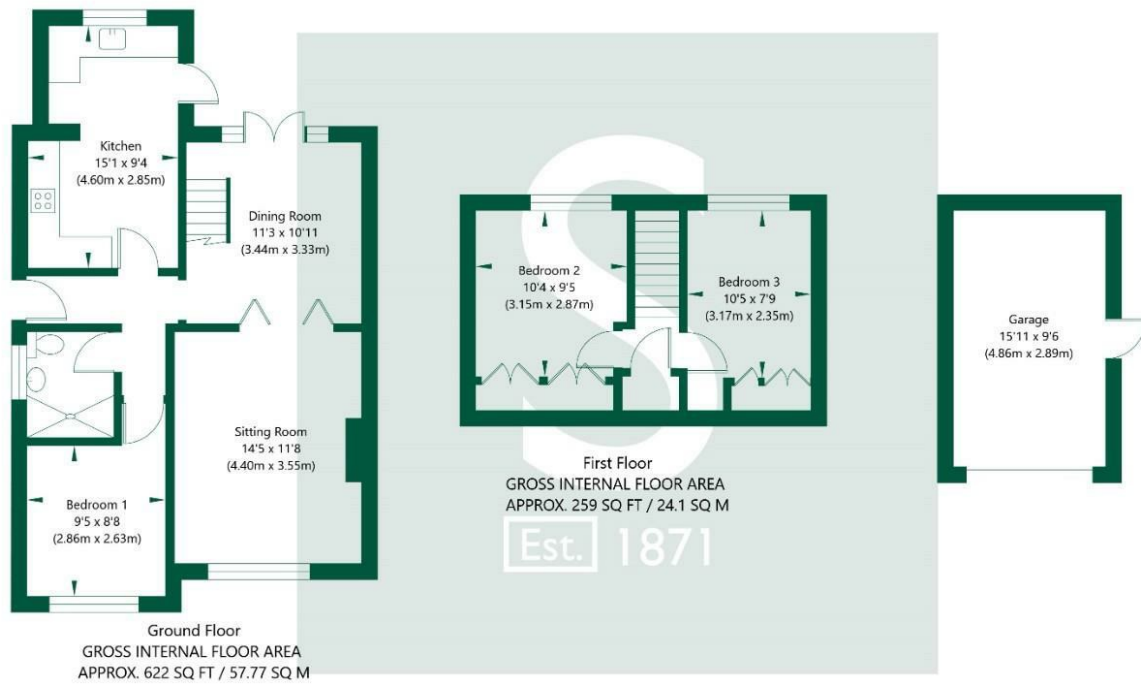
The gardens are low maintenance in nature, being predominantly laid with artificial grass with a variety of gravelled areas. The front garden features a low post and rail fence defining the borders on either side of the property. To the rear, the garden remains private with a mix of high and low hedged surround. From the rear garden there is also side door access into the single detached garage.

The property benefits from gas fired central heating, uPVC framed double glazed windows throughout.

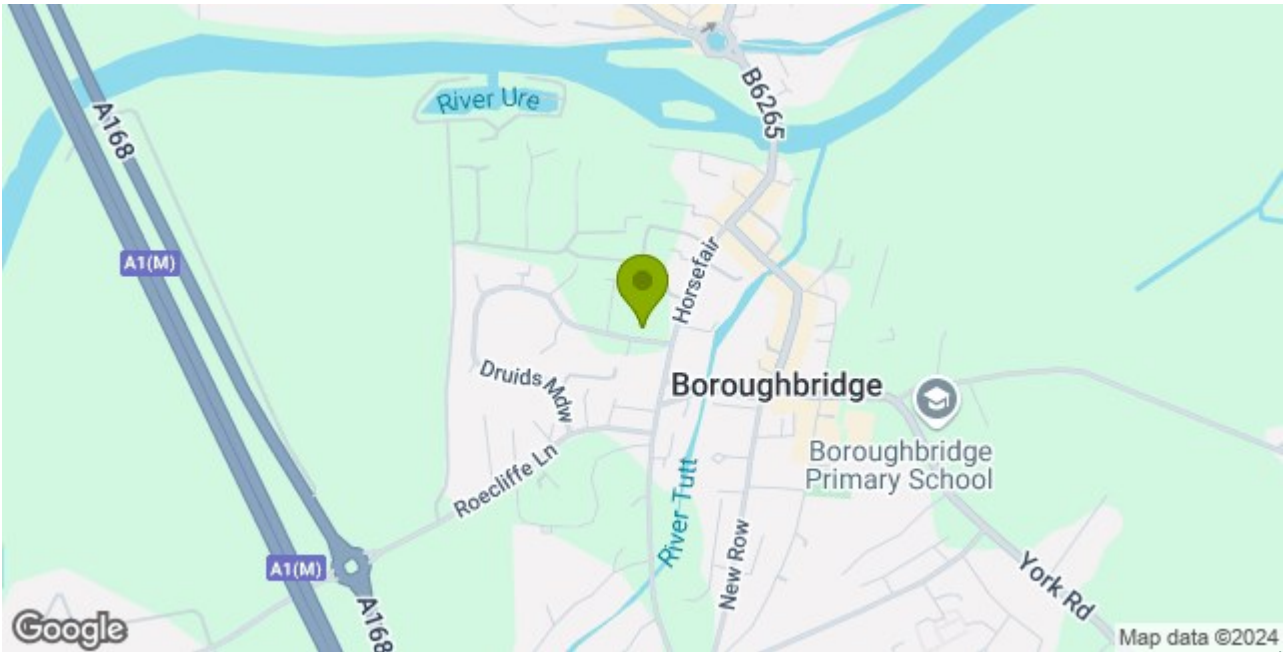
Energy Efficiency

The property's current energy rating is D (59) and has the potential to be improved to an EPC rating of C (76).

Chatsworth Grove, Boroughbridge, York, YO51 9BB



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 881 SQ FT / 81.87 SQ M - (Excluding Garage)
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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